



## SITUATION

Located within this established parade serving the surrounding affluent residential area and being opposite the **Bligh's Mews Shopping Centre, Marks & Spencer** and a shopper's car park. Sevenoaks lies approx. 12 miles south of Dartford, 10 miles north of Royal Tunbridge Wells and 20 miles south-east of central London and benefits from excellent road links via the Sevenoaks Bypass which connects with the M25 (Junction 5) and M26.

## PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'1"
Shop Depth	18'10"
Built Depth	26'6"

VAT is **NOT** applicable to this Lot

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

## TENANCY

The property is let on an effectively full repairing and insuring lease to **H. Z. Shakoor as a Barbers** for a term of 20 years from May 2023 **(renewal of a previous lease – in occupation for approx. 7 years)** at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2027 and 4 yearly

**Note 1: There is a £7,000 Rent Deposit held.**

**Note 2: The adjacent shop (No. 67c) is also being offered for sale in this auction – see Lot 14.**

**£14,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: si@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

